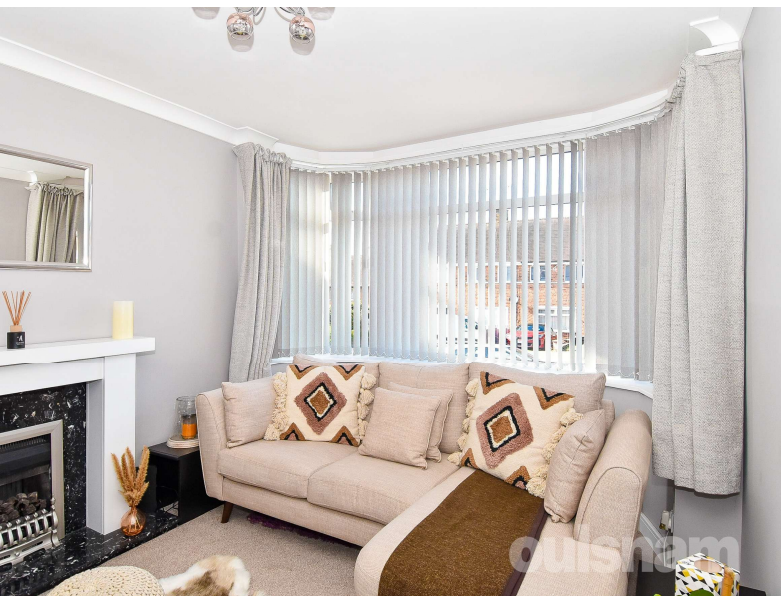


oulsnam



56 Doversley Road, Kings Heath, B14 6NW

Asking Price £300,000

EPC: D

VIEWINGS RECOMMENDED FOR THIS BEAUTIFULLY PRESENTED THREE BEDROOM SEMI DETACHED RESIDENCE. The accommodation comprises of Porch, Hallway, Ground Floor W.C, Reception Room, Kitchen/ Dining Room, Three First Floor Bedrooms, Family Bathroom, Garden, Garage/ Workshop and Off-Road Parking. Council Tax Band B. Energy Performance Rating D.

LOCATION:

Doversley Road is situated in the highly sought after area of Kings Heath, a suburb of south Birmingham, five miles south of the city centre. Kings Heath is a very popular area which grew around the High Street where there are many restaurants, cafes and shops plus an excellent bus service into and out of the city centre. This area is also best known for its wide range of primary and secondary schools and great transport links in and out of the city centre.

Kings Heath has two parks in particular Kings Heath Park featuring a Victorian-styled tea room and Highbury Park (on the border with Moseley) both known for their unusual plants and trees.

Many of the homes in the area date back from Victorian times ranging from terraces to large Edwardian detached homes.

HOW TO GET THERE: Enter into Sat Nav: B14 6NW

GENERAL ADVICE: Before travelling a distance to view any property, to get a feel for a locality, many think it's worthwhile exploring the setting on Google Earth / Google Maps Street View.

SUMMARY:

* This well-presented three-bedroom semi-detached property offers spacious and practical living, ideal for families or buyers seeking additional workspace. The home benefits from off-road parking to the front and a generous rear garden.

* Entrance porch leading into a welcoming hallway, which provides access to the principal ground floor rooms, a convenient ground floor W.C., and the staircase rising to the first floor accommodation.

* Reception room featuring a bay window to the front elevation, allowing for plenty of natural light and creating a bright and comfortable living space.

* Open-plan kitchen dining area with the kitchen neatly positioned to one corner, allowing ample space for a dining table and sofa to create a sociable and versatile living space. The kitchen is fitted with a range of integrated base cupboards and wall-mounted units and benefits from an integrated cooker, hob, extractor fan and fridge freezer, with additional space provided for a washing machine. The room also benefits from sliding patio doors overlooking and providing access to the rear garden, allowing plenty of natural light into the space.

* The first floor comprises three well-proportioned bedrooms, one of which benefits from a bay window, allowing for plenty of natural light and adding character to the room.

* Bathroom fitted with a bath with shower over, vanity wash hand basin and W.C., providing a practical and well-presented suite.

* The rear garden features a paved patio area, ideal for outdoor seating and entertaining, with a pathway leading to the rear of the garden. A laid lawn sits on either side of the path, creating a pleasant and balanced outdoor space, with a pond positioned towards the rear adding an attractive feature to the garden. To the rear of the garden is a substantial garage/workshop, providing excellent storage or a versatile space for hobbies, projects, or potential home working. The garage enjoys convenient access from the rear, making it particularly suitable for vehicles, equipment, or trades.

GENERAL INFORMATION:

TENURE: The Agent understands the property is Freehold.

The central heating boiler is situated in the landing airing cupboard.

- Porch

Hallway

Reception Room:
9'6" x 9'5" (2.9m x 2.87m)

Lavatory:
4'7" x 2'7" (1.4m x 0.79m)

Kitchen Dining Room:
15'1" (4.6) (max) x 19' (5.8)(max)

Bathroom:
5'2" x 6'9" (1.57m x 2.06m)

Bedroom:
9'6" x 9'6" (2.9m x 2.9m)

Bedroom:
7'11" x 5'1" (2.41m x 1.55m)

Bedroom:
9'6" x 9'6" (2.9m x 2.9m)

Garage:
- 17'2" x 21'4" (5.23m x 6.5m)
- GROUND FLOOR
- The ground floor plan shows a large Reception Room at the front with a bay window. Behind it is a Dining Area and a Kitchen. A small WC is located between the Kitchen and a central Hallway. The Hallway provides access to a Storage area and a set of stairs leading up. A Porch and a Storm Porch are located at the rear entrance.
- 1ST FLOOR
- The first floor plan features three Bedrooms of varying sizes. A Bathroom is located at the rear. A central Landing area contains a staircase with 'UP' and 'DOWN' directions, a Storage area, and a Landing Cupboard. The plan also shows a bay window on the front of the house.
- Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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THE CONSUMER PROTECTION REGULATIONS

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, verification should be obtained before viewing. The Agent has not tested any apparatus, equipment, fixture or fittings or services and so cannot verify that they are connected, in working order or fit for the purpose intended. Items in photographs are NOT necessarily included. All measurements are approximate. These details do not constitute a contract or part of a contract. The Agent has not checked legal documents to verify the Freehold/Leasehold status of the property or that necessary planning permissions have been obtained. Interested parties are advised to obtain verification from their solicitor or surveyor.

MONEY LAUNDERING REGULATIONS

Under government regulations we are required to carry out prescribed identity checks on all purchasers and also obtain precise details of funding for their purchase. This must be done before agreeing a sale. We will carry out these checks, electronically and as soon as you make an acceptable offer on a property. There is a charge of £36 for one person and £54 for two or more. Prices are inclusive of VAT and are non-refundable.

FLOOR PLANS

Where shown, the plan is for illustration purposes only and is not to scale. The floor area shown is taken from the EPC calculations and is therefore approximate and will include only habitable areas.

PROPERTY INFORMATION QUESTIONNAIRE

A copy of the Property Information Questionnaire is available about this property at our office. This has been completed by the Seller to provide comprehensive information about the property which will be of relevance to any intending Purchaser.

FIXTURES AND FITTINGS

Only those items mentioned in these particulars are included in the sale. All other items are excluded.

GENERAL ADVICE

All interested parties should check availability and explore the situation of a property on Google Earth/ Google Street Maps Street View before viewing. Viewings are via the Agents.

REFERRAL FEES

Referral fees may be paid to us for referring clients to mortgage, insurance, surveying and conveyancing services which can range from £50 to £200.

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